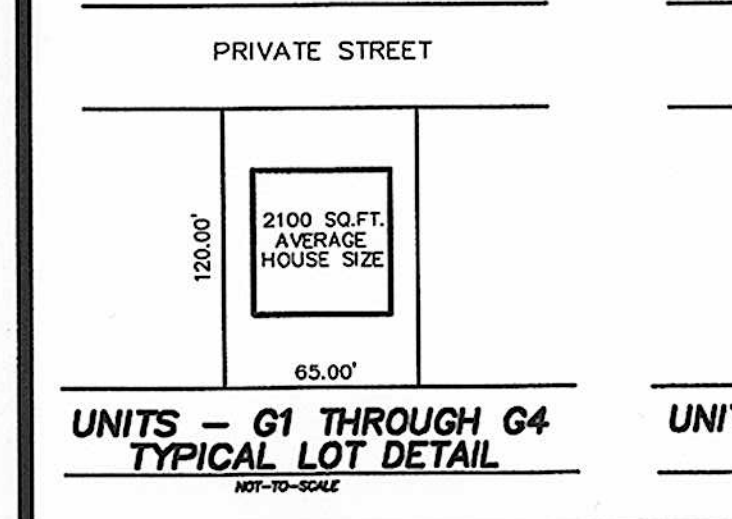


LINE TABLE

| LINE | BEARING     | LENGTH |
|------|-------------|--------|
| 1    | S89°54'28"E | 972.15 |
| 2    | S89°54'59"E | 728.49 |
| 3    | S89°43'14"E | 849.40 |
| 4    | N89°53'37"E | 704.36 |
| 5    | N89°53'37"E | 704.36 |
| 6    | N89°53'37"E | 704.36 |
| 7    | N89°53'37"E | 704.36 |
| 8    | N89°53'37"E | 704.36 |
| 9    | N89°53'37"E | 704.36 |
| 10   | N89°53'37"E | 704.36 |
| 11   | N89°53'37"E | 704.36 |
| 12   | N89°53'37"E | 704.36 |
| 13   | N89°53'37"E | 704.36 |
| 14   | N89°53'37"E | 704.36 |
| 15   | N89°53'37"E | 704.36 |
| 16   | N89°53'37"E | 704.36 |
| 17   | N89°53'37"E | 704.36 |
| 18   | N89°53'37"E | 704.36 |
| 19   | N89°53'37"E | 704.36 |
| 20   | N89°53'37"E | 704.36 |
| 21   | N89°53'37"E | 704.36 |
| 22   | N89°53'37"E | 704.36 |
| 23   | N89°53'37"E | 704.36 |
| 24   | N89°53'37"E | 704.36 |
| 25   | N89°53'37"E | 704.36 |
| 26   | N89°53'37"E | 704.36 |
| 27   | N89°53'37"E | 704.36 |
| 28   | N89°53'37"E | 704.36 |
| 29   | N89°53'37"E | 704.36 |
| 30   | N89°53'37"E | 704.36 |
| 31   | N89°53'37"E | 704.36 |
| 32   | N89°53'37"E | 704.36 |
| 33   | N89°53'37"E | 704.36 |
| 34   | N89°53'37"E | 704.36 |
| 35   | N89°53'37"E | 704.36 |
| 36   | N89°53'37"E | 704.36 |
| 37   | N89°53'37"E | 704.36 |
| 38   | N89°53'37"E | 704.36 |
| 39   | N89°53'37"E | 704.36 |
| 40   | N89°53'37"E | 704.36 |
| 41   | N89°53'37"E | 704.36 |
| 42   | N89°53'37"E | 704.36 |
| 43   | N89°53'37"E | 704.36 |
| 44   | N89°53'37"E | 704.36 |
| 45   | N89°53'37"E | 704.36 |
| 46   | N89°53'37"E | 704.36 |
| 47   | N89°53'37"E | 704.36 |
| 48   | N89°53'37"E | 704.36 |
| 49   | N89°53'37"E | 704.36 |
| 50   | N89°53'37"E | 704.36 |
| 51   | N89°53'37"E | 704.36 |
| 52   | N89°53'37"E | 704.36 |
| 53   | N89°53'37"E | 704.36 |
| 54   | N89°53'37"E | 704.36 |
| 55   | N89°53'37"E | 704.36 |
| 56   | N89°53'37"E | 704.36 |
| 57   | N89°53'37"E | 704.36 |
| 58   | N89°53'37"E | 704.36 |
| 59   | N89°53'37"E | 704.36 |
| 60   | N89°53'37"E | 704.36 |
| 61   | N89°53'37"E | 704.36 |
| 62   | N89°53'37"E | 704.36 |
| 63   | N89°53'37"E | 704.36 |
| 64   | N89°53'37"E | 704.36 |
| 65   | N89°53'37"E | 704.36 |
| 66   | N89°53'37"E | 704.36 |
| 67   | N89°53'37"E | 704.36 |
| 68   | N89°53'37"E | 704.36 |
| 69   | N89°53'37"E | 704.36 |
| 70   | N89°53'37"E | 704.36 |
| 71   | N89°53'37"E | 704.36 |
| 72   | N89°53'37"E | 704.36 |
| 73   | N89°53'37"E | 704.36 |
| 74   | N89°53'37"E | 704.36 |
| 75   | N89°53'37"E | 704.36 |
| 76   | N89°53'37"E | 704.36 |
| 77   | N89°53'37"E | 704.36 |
| 78   | N89°53'37"E | 704.36 |
| 79   | N89°53'37"E | 704.36 |
| 80   | N89°53'37"E | 704.36 |
| 81   | N89°53'37"E | 704.36 |
| 82   | N89°53'37"E | 704.36 |
| 83   | N89°53'37"E | 704.36 |
| 84   | N89°53'37"E | 704.36 |
| 85   | N89°53'37"E | 704.36 |
| 86   | N89°53'37"E | 704.36 |
| 87   | N89°53'37"E | 704.36 |
| 88   | N89°53'37"E | 704.36 |
| 89   | N89°53'37"E | 704.36 |
| 90   | N89°53'37"E | 704.36 |
| 91   | N89°53'37"E | 704.36 |
| 92   | N89°53'37"E | 704.36 |
| 93   | N89°53'37"E | 704.36 |
| 94   | N89°53'37"E | 704.36 |
| 95   | N89°53'37"E | 704.36 |
| 96   | N89°53'37"E | 704.36 |
| 97   | N89°53'37"E | 704.36 |
| 98   | N89°53'37"E | 704.36 |
| 99   | N89°53'37"E | 704.36 |
| 100  | N89°53'37"E | 704.36 |

NOTES:

1) THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON THE SUBDIVISION PLAT FOR ROGERS RANCH UNIT-15 AS RECORDED IN VOLUME 9557, PAGES 202-203 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.



**TYPICAL STREET SECTION**  
NOT-TO-SCALE

**MARGINAL ACCESS SECTION**  
NOT-TO-SCALE

SCALE: 1"=200'

**LOCATION MAP**

**INDEX MAP**  
NOT-TO-SCALE

**OPEN SPACE TO RATIO AND DENSITY TABLE**

| AREA                   | SQ. FT.    | ACREAGE | PERCENTAGE |
|------------------------|------------|---------|------------|
| TOTAL GROSS AREA       | 13,810,763 | 317.05  | N/A        |
| BUILDING COVERAGE AREA | 1,757,600  | 40.34   | 12.7       |
| OTHER (STREET)         | 4,107,687  | 94.30   | 29.7       |
| OPEN SPACE             | 7,945,476  | 182.41  | 57.5       |

TOTAL NUMBER OF RESIDENTIAL LOTS: 771 LOTS  
AVERAGE HOME SIZE (SQ. FT.): 42 LOTS 2100 S.F., 49 LOTS 2100 S.F., 46 LOTS 2100 S.F., 72 LOTS 2000 S.F., 45 LOTS 2000 S.F., 42 LOTS 2000 S.F., 50 LOTS 2000 S.F., 38 LOTS 2000 S.F., 56 LOTS 2000 S.F., 37 LOTS 2000 S.F., 28 LOTS 2000 S.F., 46 LOTS 2000 S.F., 38 LOTS 3000 S.F., 63 LOTS 3000 S.F., 51 LOTS 3000 S.F.

DENSITY (SINGLE FAMILY UNITS PER ACRE): 2.41

NOTE: INDIVIDUAL DENSITIES WILL BE CALCULATED ON A PER UNIT BASIS IN ORDER TO DETERMINE SIDEWALK REQUIREMENTS.

**DEVELOPER:**  
SHAVANO ROGERS RANCH NO. 2 LTD.

**AGENT:** LLOYD A. DENTON, JR.  
11 LYNN BATTS LN., SUITE 100  
SAN ANTONIO, TEXAS 78218  
PHONE: 210.828.6131  
FAX: 210.828.6137

**ROGERS RANCH P.U.D. PLAN**  
UNITS G1 THROUGH G4, P1 THROUGH P9, & E10 THROUGH E13

A 317.05 ACRE TRACT, OR 13,810,770 SQUARE FEET (MORE OR LESS) TRACT OF LAND, OUT OF THE HERMAN J. HUPPERTZ SURVEY NO. 2, ABSTRACT 935, COUNTY BLOCK 4791, THE LOWER PINTO I.A. & M.C. SURVEY NO. 4, ABSTRACT 4790, THE R. VARGAS SURVEY NO. 80, ABSTRACT 781, COUNTY BLOCK 4787 AND THE COLLIN C. MCRAE SURVEY NO. 391, ABSTRACT 482, COUNTY BLOCK 4782 NOW ALL IN NEW CITY BLOCK (M.C.R.) 16334 AND ALSO PARTIALLY OUT OF THE 155.45 & 165.8 ACRE TRACTS OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9570, PAGES 91-104 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND PARTIALLY OUT OF 95.39 AND 94.79 ACRE TRACTS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7296, PAGES 827-847 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

REVISED ON DECEMBER 18, 2003  
DATE: OCTOBER 9, 2003 / REVISED ON MAY 12, 2005

SHEET 1 OF 2





**A memo from the**  
**CITY of SAN ANTONIO**  
**Development Services**  
**Master Development**

**TO:** Jon Adame

**DATE:** August 11, 2008

**Address:** Pape-Dawson  
555 East Ramsey  
San Antonio, Texas 78216

**FROM:** Melissa Ramirez

**COPIES TO:** File

**SUBJECT:** PUD# 04-002A

**Name:** Rogers Ranch, PUD

The plan referenced above was heard by the

☐ Planning Commission

  
☒ Director of Development Services

The following action was taken:

☒ APPROVED with Conditions

☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

**Approved with the following Conditions:**

**CONDITIONS:**

- The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)